



The First-Tier Tribunal  
Property Chamber (Residential Property)  
DX 134205  
Tottenham Court Road 2

your ref LON/00BG/LAM/2015/0012  
our ref DBM.83662.1  
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date 12 October 2017

by DX and email:  
london.rap@hmcts.gsi.gov.uk

Dear Sirs

### Canary Riverside

We refer to the letter from the RACR, which actually strikes us as a letter sent on behalf of Mr Coates. No doubt this letter was discussed with Mr Coates' legal advisers before being sent.

Despite saying that it is simply trying to amend points under the slip rule, the letter then attempts to make a fundamental amendment, essentially an order that Mr Coates is liable for everything under the residential leases, which is absolutely not the case. Mr Coates derives his powers from the management order, which has now been provided. Mr Coates does not derive his powers from the lease.

Accordingly if Mr Coates is not given the power under the management order then it remains with the landlord. A classic example of this is insurance. It is not given to Mr Coates and therefore remains with the landlord. The landlord is not granted the power to place the insurance under the management order – that power is derived from the lease and has not been taken away by the management order.

This is the same with granting consent for alterations. Mr Coates does not have this power and it rightly remains with the landlord.

As to the preparation of sales packs we consider that clarity should be given on this because this is something which should be done by the landlord.

The following points have also not been addressed:

#### 1 Monies to CREM

Under paragraph 15 of the Scott Schedule it was agreed that once the reconciliations had taken place some £18,000 of monies owed to our client would be paid.

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